



MANGO PARK HOA INC
FINANCIAL REPORTS
December 31, 2021

TABLE OF CONTENTS:

STATEMENT OF ASSETS, LIABILITIES, AND FUND BALANCE

REVENUE & EXPENSE - COMPARISON OF ACTUAL TO BUDGET

Presented by: Sunstate Association Management Group, Inc.

01/14/22

Mango Park Homeowners Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
 As of December 31, 2021

	Dec 31, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	8,004.13
Total Operating Account	8,004.13
Reserve Account	
Cadence MM 8703	28,012.25
Total Reserve Account	28,012.25
Total Checking/Savings	36,016.38
Accounts Receivable	
Accounts Rec / Prepaid Assess	(8,594.99)
Total Accounts Receivable	(8,594.99)
Total Current Assets	27,421.39
TOTAL ASSETS	27,421.39
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	1,238.45
Total Accounts Payable	1,238.45
Total Current Liabilities	1,238.45
Total Liabilities	1,238.45
Equity	
Reserve	28,012.25
Operating Fund Balance	4,416.39
Net Income	(6,245.70)
Total Equity	26,182.94
TOTAL LIABILITIES & EQUITY	27,421.39

Mango Park Homeowners Association, Inc.
Revenue & Expense - Comparison Actual To Budget

December 2021

	Dec 21	Budget	\$ Over Budget	Jan - Dec 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	2,452.75	2,452.83	(0.08)	29,433.00	29,434.00	(1.00)	29,434.00
Reserve Fees	0.00	0.00	0.00	15,687.00	15,687.00	0.00	15,687.00
Late Fees	0.58	0.00	0.58	599.48	0.00	599.48	0.00
Reserve Interest Income	1.19	0.00	1.19	20.61	0.00	20.61	0.00
Total Income	2,454.52	2,452.83	1.69	45,740.09	45,121.00	619.09	45,121.00
Total Income	2,454.52	2,452.83	1.69	45,740.09	45,121.00	619.09	45,121.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	179.17	(179.17)	2,061.00	2,150.00	(89.00)	2,150.00
Management	550.00	550.00	0.00	6,600.00	6,600.00	0.00	6,600.00
Compliance Software	30.00	30.00	0.00	360.00	360.00	0.00	360.00
Office Expense	230.24	83.17	147.07	1,405.02	998.00	407.02	998.00
Professional Services	0.00	41.67	(41.67)	825.00	500.00	325.00	500.00
Social	338.45	16.67	321.78	488.45	200.00	288.45	200.00
State Annual Report	0.00	6.75	(6.75)	61.25	81.00	(19.75)	81.00
Total Administration	1,148.69	907.43	241.26	11,800.72	10,889.00	911.72	10,889.00
Common Property							
Entry Sign/ Wall Maint/ Lights	242.94	83.33	159.61	342.94	1,000.00	(657.06)	1,000.00
Property R&M	1,000.00	100.00	900.00	1,000.00	1,200.00	(200.00)	1,200.00
Mailbox R&R	0.00	50.00	(50.00)	1,043.00	600.00	443.00	600.00
Pond Maintenance	135.00	121.00	14.00	2,258.00	1,452.00	806.00	1,452.00
Total Common Property	1,377.94	354.33	1,023.61	4,643.94	4,252.00	391.94	4,252.00
Grounds							
Annuals / Plants	0.00	50.00	(50.00)	4,312.00	600.00	3,712.00	600.00
Grounds Contract	788.33	812.50	(24.17)	9,459.96	9,750.00	(290.04)	9,750.00
Mulch	0.00	58.33	(58.33)	810.00	700.00	110.00	700.00
Irrig R&M	0.00	41.67	(41.67)	2,605.98	500.00	2,105.98	500.00
Total Grounds	788.33	962.50	(174.17)	17,187.94	11,550.00	5,637.94	11,550.00
Utilities							
Electric- Lights (50334)	187.00	188.58	(1.58)	2,236.15	2,263.00	(26.85)	2,263.00
Electric - Pump (31712)	30.67	40.00	(9.33)	409.43	480.00	(70.57)	480.00
Total Utilities	217.67	228.58	(10.91)	2,645.58	2,743.00	(97.42)	2,743.00
Total Expense	3,532.63	2,452.84	1,079.79	36,278.18	29,434.00	6,844.18	29,434.00
Net Ordinary Income	(1,078.11)	(0.01)	(1,078.10)	9,461.91	15,687.00	(6,225.09)	15,687.00
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	1.19	0.00	1.19	20.61	0.00	20.61	0.00
Transfer to Reserve	0.00	0.00	0.00	15,687.00	15,687.00	0.00	15,687.00
Total Other Expense	1.19	0.00	1.19	15,707.61	15,687.00	20.61	15,687.00
Net Other Income	(1.19)	0.00	(1.19)	(15,707.61)	(15,687.00)	(20.61)	(15,687.00)
Net Income	(1,079.30)	(0.01)	(1,079.29)	(6,245.70)	0.00	(6,245.70)	0.00